



Maida Vale | London | W9

£5,500 Per month |

 4  3  1  C

ADN
RESIDENTIAL

A beautifully presented and exceptionally spacious (1,485 sq ft) four-bedroom apartment situated on the fourth floor of a Grade II listed, purpose-built block with lift and porterage, ideally located just 0.5 miles from both St John's Wood and Warwick Avenue Underground stations.

The apartment offers generous and well-proportioned accommodation comprising a spacious double reception room, separate fully fitted kitchen, principal bedroom with extensive built-in storage, two further double bedrooms (one with an en-suite shower room), a generously sized study/fourth bedroom with fitted storage, additional shower room and a modern family bathroom.

Further benefits include parquet wooden flooring throughout, period-style steel-framed double-glazed windows, beautifully maintained communal gardens and parking facilities.

Council Tax: Westminster – Band G

Security Deposit: £7,615.38

Holding Deposit: £1,269.23

Deposits shown are based on an Assured Periodic Tenancy Agreement

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- | | |
|-------------------------|-------------------|
| • Four Bedrooms | • Three Bathrooms |
| • Double Reception Room | • Kitchen |
| • Porter | • Lift |
| • Off Street Parking | • Double Glazing |
-

Council Tax Band: G

EPC: C

**Crophthorne Court,
Maida Vale,
Little Venice, W9 1TA**

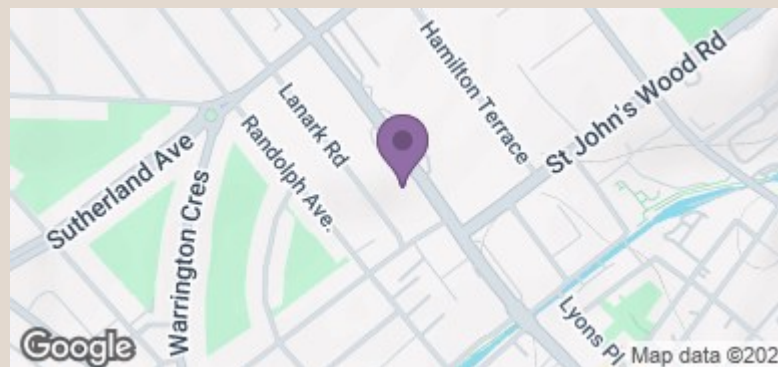


Fourth Floor



Approx Gross Internal Area 1485 Sq Ft – 138 Sq M

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	80
EU Directive 2002/91/EC			